

Arlington Historic District Commissions

March 26, 2015
Whittemore Robbins House

Final Minutes

**Commissioners
Present:**

**D. Baldwin, C. Barry, M. Bush, B. Cohen, C. Hamilton,
S. Makowka, J. Nyberg, J. Worden**

**Commissioners
Not Present:**

M. Logan, J. Cummings

Guests:

J. Lamb, M. Lancelotta

1. **AHDC Meeting Opens** 8:00pm
S. Makowka called meeting to order 8:16pm
2. **Appointment of alternate Commissioners – Pleasant St & Mt Gilboa Historic Districts. S. Makowka will abstain from voting.**
3. **Approval of draft minutes from January 22 and February 26, 2015. D. Baldwin moved approval of minutes from 1/22/15, seconded by B. Cohen. Approved unanimously. D. Baldwin moved approval of 2/26 minutes and seconded by J. Nyberg. Approved unanimously.**
4. **Communications**
 - a. CONA Application for 10 Montague Street (Silverman) for replacement windows and skylight
 - b. CONA Application for 243 Pleasant Street (DeRouffignac) for replacement of doors not visible from point of public access.
 - c. Communication re: 17 Irving Street (Town of Arlington) regarding installation of a fence in front yard
 - d. B. Cohen visited 208 Pleasant Street (Noonan) and discussed with applicant project. More rot than expected and foundation was never put in when building moved. They discussed how to deal with issues. S. Makowka explained that M. Penzenik was original monitor and with her resignation B. Cohen is taking over as monitor.
 - e. S. Makowka noted that M. Penzenik had tendered her resignation and he proposed a resolution thanking her for many years of service to the Commission. Seconded by B. Cohen. Unanimous vote.
 - f. J. Worden and C. Greeley will send letter to BOS re recommendations for appointments of new commissioners as proposed.
 - g. S. Makowka said that he followed up on reports of some ad hoc changes to the front porch of Town owned property next to senior center (19 Maple). He has been informed that temporary fixes to the steps and railing have been made because of safety issues but plan is to complete renovations as approved by the Commission after funding is approved by TM.
 - h. M. Bush had some email with the Lees about their proposed restoration to rear palazzo and they want to change the French door to slider, which wasn't our

preference but couldn't see any reason to deny given the limited visibility. They also wanted to add window in the area where we had wanted a window so that was approved with a stipulation that it match existing windows.

- i. Emails re: 161 Westminster and they are here tonight
- j. Calls re: building demolition permits and none in Districts so referred to AHC
- k. S. Makowka went to meeting on Master Plan and we need to watch and make sure our group is involved
- l. Report on 75 Pleasant Street by S. Makowka regarding monitor work. Update on all things requested. Transformer corner: Use of fireproof coatings have preserved original fabric and design at this location. The eaves designs are still being worked out. The original proposal in the fall didn't work and other options are being explored and built to assure that change will visually match what was originally on the approved plans. Re: trim around windows, texture being sanded off and painted to look like wood. That work will happen in April when weather is better. As a reminder, the air conditioning units on the roof became a zoning issue and became fewer bigger ac units on roof and screening was required. Applicant requires 2 additional ac units for basement space but front corner, ground level placement deemed inappropriate. Resolution is to move units to side of addition where they are screened by 2 sets of stairs and require high-efficiency, low-sound units; this placement subject to additional potential for visual and/or sound screening if deemed necessary. C. Hamilton discussed the bollards and would like some type of screening around the transformer. B. Cohen said she thinks the clearance may be a problem and the utility company makes the decision. S. Makowka said that this treatment was as approved by the Commission.

5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

- 1. Informal Hearing re: 17 Irving Street (Town of Arlington) regarding re-installation of a fence in front of building. The applicant desired to put back a fence similar to what was there before it was removed without a Certificate. Change would be from a 2 rail split rail fence to a 3 rail split rail. Discussion about fence location and function. Side yard is where kids play. B. Cohen suggested wrought iron fence. Applicant said the cost is higher. (\$8000 as designed for iron and \$3,800 for split rail). The Commission suggested eliminating fence on left side of walkway which serves no function, thereby reducing the linear footage requirements. The Commission emphasized that the relevant criteria is what is appropriate for the building which is a large brick institutional structure. C. Barry said that a split rail in this application seems incongruous. J. Nyberg asked about the possibility of a picket fence. Discussion regarding appropriate application on a fence that would be a more appropriate fit for the building. The application before us is for a CONA which was deemed to be not appropriate. Applicant will explore other options and submit application for COA for April Meeting.

6. Other Business

- a. Preservation Loan Program Update -
- b. Outreach to Neighborhoods & Realtors
- c. Discussion re: Town Procedures for Significant Properties List
- d. M. Penzenik – Carol will divvy up Martha's projects to other Commissioners

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal certificate issued.

1. M. Lancelotta discussed landscaping project at 9 Montague and 161 Westminster Ave., Arlington regarding driveway and wall changes. The applicant owns both properties and plan to keep the existing barn as is for guests. They are reconfiguring the plot plan in order to make the properties a little more cohesive. The plan is to take the existing secondary driveway and incorporate it into their own existing one. A master plan of the planned changes was presented, however, tonight only considering moving wall by driveway and adding 2 sets of granite steps. The secondary driveway above the wall was maybe gravel but not maintained, mostly just gravel and dirt today. The wall between the driveways would be moved and straightened to accommodate combined driveways. The wall would still be 30" at its highest and they would reuse existing stone with new stone to blend as needed. The granite stairs will be reclaimed granite and match the stairs at the front of property. S. Makowka asked about middle photo – showing stone wall to be moved 10 feet to left (as viewed from Montague) and concrete pavers to be in-filled. He noted that the existing aprons of the driveways are granite cobblestones. S. Makowka is concerned about adding 10 more feet of concrete pavers. Applicant replied that as part of project they will be removing existing pavers from the part of the drive closer to the house (by the existing shed) so more grass created there. J. Worden said plans show that you have given a lot of thought and Commission appreciates that effort. Question whether this is such a minor change that it would qualify for a 10 day certificate. Discussion and agreement that this qualifies. J. Worden moved that the proposed asked for move of wall and installation of two steps of steps as shown in plans are so inconsequential that a hearing can be dispensed with. Seconded by C. Barry. Unanimous approval. J. Worden move that having dispensed with that we approve a 10 day certificate for the move of the wall and installation of the two steps as shown on the plan. Seconded by M. Bush. Unanimous approval. Carol will issue notification to abutters.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) – Penzenik – COA (House Redesign)
17. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
18. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
19. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
20. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)

21. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
22. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
23. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
24. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
25. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
26. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
27. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
28. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
29. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
30. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
31. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
32. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
33. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
34. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
35. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
36. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
37. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
38. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
39. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
40. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
41. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
42. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
43. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
44. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
45. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
46. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
47. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
48. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
49. 24 Central Street (Donnelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
50. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
51. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
52. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
53. 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)
54. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
55. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
56. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
57. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
58. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
59. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – COA (New Building)
60. 111 Pleasant St. (Fredieu – 14-03P) – COA (Awnings)
61. 40 Westmoreland Ave. (Radoslovich – 14-04M) – CONA (Rear & deck sliders)
62. 17 Russell St. (Makowka – 14-05R) – 10 Day COA (roof & gutters)
63. 21 Oak Knoll (Donal – 14-06P) – CONA (side door)
64. 59 Jason Street(Bouvier – 14-07J) – CONA (fence)
65. 187 Lowell Street (Grinnell – 14-08M) – CONA (Gutters, chimney, roof)
66. 195 Pleasant Street (Hamel – 14-09P) – CONA (Gutters, Window sill)
67. 39 Russell Street (Walsh – 14-11R) - COA (Addition new wing, repairs existing house)
68. 50 Westmoreland Ave. (Sessa – 14-12M) – COA (Solar Panels)
69. 27 Jason Street (Worden – 14-13J) – CONA (Rear roof)
70. 105 Pleasant Street (Erulkar – 14-14P) – 10 Day COA (Gutters)
71. 105 Pleasant Street (Erulkar – 14-15P) – CONA (Wood trims)

72. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
73. 742 Mass. Ave.(Davidson – 14-17J) - CONA
74. 34 Academy Street (Ellison – 14-18P) – CONA (Windows)
75. 49 Academy Street (Baldwin – 14-19P) – CONA (Garage) – **COMPLETED - REMOVE**
76. 81 Westminster (Lemire – 14-21M) – CONA (Roof)
77. 17 Jason Street (Harrington – 14-22J) – CONA (Roof)
78. 19 Maple Street (Hirani – 14-23P) – CONA (Front Porch Steps, Landing, Rear Windows)
79. 19 Maple Street (Hirani – 14-24P) – 10 Day COA (Gutters)
80. 54 Westminster Ave. (O'Shea – 14-25M) – COA (Addition)
81. 34 Academy Street (Ellison – 14-26P) – COA (Siding)
82. 49 Academy Street (Baldwin – 14-27P) – COA (Front Steps, Garage Renovations) – **COMPLETED - REMOVE**
83. 268 Broadway (Carlton-Gyson – 14-28B) – COA (Fence)
84. 28 Academy Street (Rehrig – 14-29P) – CONA (Front Porch Steps, Fascia, Soffits)
85. 151 Lowell Street (Wyman – 14-30M) – CONA (Wood Trim)
86. 28 Academy Street (Rehrig – 14-31P) – 10 Day COA (Fiberglass Gutters)
87. 99 Westminster Ave. (Doctrow – 14-32M) – 10 Day COA (Heat Pump)
88. 742 Mass. Ave. (Davidson – 14-33J) – CONA (Siding, Corner Boards)
89. 105 Pleasant Street (Malcomson – 14-34P) – CONA (Rear Storm Door)
90. 20 Maple Street (Kapinos – 14-35P) – CONA (Shingles, Rakes)
91. 28 Academy Street (Rehrig – 14-36P) – CONA (Roof Shingles)
92. 10 Jason Court (Byrnes – 14-38J) – COA (Awning)
93. 15 Montague Street (Lipcon – 14-38M) – COA (Windows and Basement Door)
94. 81 Westminster Ave. (Lemire – 14-39M) – COA (Solar Panel System)
95. 251 Pleasant Street (Fitch – 14-39P) – COA (Exterior Doors)
96. 7 Oak Knoll (Bailey – 14-40P – CONA (Roof)
97. 48 Academy Street (Schultz – 14-41P) – CONA (Roof) – **COMPLETED - REMOVE**
98. 17 Russell Street (Makowka – 14-42R) – 10 Day COA (Wall)
99. 244 Pleasant Street (Pressman – 14-43P) – CONA (Porch,Stairs, Railings)
100. 16 Montague Street (Zona – 14-44M) – CONA (Deck and Stairs)
101. 17 Irving Street (Town of Arl. – 14-45P) CONA (Deck)
102. 174 Westminster Ave. (Szaraz – 14-46M) CONA (Basement window)
103. 33 Westminster Ave. (Phillis – 14-47M) CONA (Windows)
104. 154 Westminster Ave. (Walters – 14-48M) CONA (Wood Front Door, Storm Doors)
105. 202 Pleasant Street (Noonan – 14-49P) CONA (Dormer, Front Door, Windows)
106. 26 Academy Street (Wright – 14-50P) CONA (Front Right Porch Soffits, Fascia)
107. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
108. 23 Academy Street (Chiccarelli – 14-52P) CONA (Deck and Stairs)
109. 10 Montague Street (Silverman – 14-53M) CONA (Gutters, Facia, Soffit)
110. 11 Wellington Street (Byrne – 14-54P) CONA (Fence)
111. 23 Jason Street (Hammerman – 14-55P) CONA (Steps, Skirt Board, Lattice, Footings)
112. 74 Pleasant Street (St John's Episcopal Church – 14-56P) CONA (Signage, temp. Fence, temporary stabilization of arch wall)
113. 143 Westminster Ave. (Ketcios – 14-58M) CONA (Roof)
114. 187 Pleasant Street (Fox – 14-59P) 10 Day COA (Windows)
115. 37 Jason Street (Lees – 14-60J) COA (Windows)
116. 74 Pleasant Street (St John's Episcopal Church – 14-61P – Replaces 14-56P) (Fence)
117. 9 Montague Street (Lancelotta – 15-01M) CONA (Fence)
118. 140 Pleasant Street (Haas – 15-02P) CONA (Garage Roof)
119. 118 Pleasant Street (Sirotof – 15-03P) CONA (Chimney Repair)
120. 53 Academy Street (Schwaab – 15-04P) CONA (Window) – **COMPLETED - REMOVE**
121. 252 Pleasant Street (Schweich – 15-05P) COA (Window)
122. 39 Russell Street (Walsh – 15-05R) CONA (Roof)

- 123.** 94 Pleasant Street (Kaplan – 15-06P) DENIAL (Windows)
- 124.** 20 Wellington Street (Mowbray – 15-07P) DENIAL (Porch/deck)
- 125.** 243 Pleasant Street (DeRouffignac) – 15-09P) Door
- 126.**

Meeting Adjourned 9:30pm